

TENNESSEE STATEWIDE AFFORDABLE HOUSING COALITION MEETING
December 13, 2006

Minutes

Don Alexander called the meeting to order. Members present were:

Don Alexander	Crossville Housing Authority
Kay Bowers	CHDAT
Harold Buehler	Buehler Enterprises
Terry Cunningham	Kingsport Housing & Redevelopment Authority
Bill Dirl	HUD - Nashville Office
Ted Fellman	THDA
Don Harris	Rural Development
Marla Jackson	Tennessee Manufactured Housing Assn.
Carla Jarrell	Pinnacle Financial Partners
Yvonne Leander	HUD - Memphis Office
Ken McKnight	U.S. Bank
Wanda Mills	Clarksville Housing Authority
Ralph Perrey	Fannie Mae
Carol Peterson	Federal Home Loan Bank of Cincinnati
Jack Raleigh	Smyrna Housing Authority
Lorrie Shearon	THDA
Emily Trenholm	Community Dev. Council of Greater Memphis
Jules Wade	Memphis Area Assn. of Realtors

Members attending via conference call were:

Mark Brezina	HUD – Knoxville Office
Retha Patton	Eastern Eight CDC/First TN DD

Guests in attendance were Patricia Smith of THDA, and Kathy Vanlandingham of Crossville Housing Authority.

Don Alexander opened the meeting and thanked everyone for attending. He pointed out the Coalition Goals listed on the meeting agenda and asked that the committee stay focused on these goals.

The minutes from the September 12, 2006 meeting were approved as submitted.

Committee Reports

Procurement: Retha Patton and Don Alexander reported that they have made little progress with the Procurement Committee, and asked whether it is actually feasible for this group. Ted Fellman remarked that it is an important idea and he would encourage continuing with the effort. Don Alexander and Retha Patton agreed that they would keep working on it.

Education & Training: Don Harris and Ted Fellman reported on outreach activities. THDA had a session at the recent TAHRA Annual Conference in September, and they have traveled to Knoxville and Chattanooga to meet with area politicians. THDA also recently completed Low-Income Housing Tax Credit training. These efforts are important to increase awareness of the need for affordable housing.

Ralph Perrey remarked that his group had recently hosted a Tax Credit Developer's Conference that was well-attended. The event offered insight into tax credit opportunities.

If any coalition members are participating in an event, please invite all other members to participate.

The establishment of the Tennessee Association for Affordable Housing (TAAH) was announced. All non-profits are encouraged to participate.

Governor's Housing Summit: Patricia Smith of THDA gave a favorable report of the September event. All agreed that it had been a huge success. She shared with the committees possible topics for the 2007 Summit and invited all to offer comments and/or suggestions for other topics. Also under discussion was the venue. After discussion, it was agreed that Nashville remains the most desirable as it is a centralized location. It was reported that 278 registered for the event. Marketing seemed to be an issue with many of the committee members. Comments indicated that more effort should be made to get the word out better. Yvonne Leander noted that the time of the event was a problem for HUD people, and that later in October would be better for them. Ted Fellman stated that all comments will be taken under consideration, but the bottom line is that they have to work with the Governor's calendar.

Patricia Smith also shared a *Schedule of All Events* that she had compiled for 2007, and invited all agencies to submit listings to her for inclusion.

Other Committees: Don Alexander encouraged TSAHC members to volunteer to serve on a committee. Next, there was a discussion of a study on Obstacles to the Development of Affordable Housing, which THDA staff is planning to undertake. TSAHC could have a committee serve as an advisory group for this study. Kay Bowers volunteered to work with Lorrie Shearon on this project.

Emily Trenholm gave a presentation on “**What is a CDC?**” during lunch.

Old Business

Cathie Dodd was not present, so discussion regarding the predatory lending brochure will be put off until a future meeting.

The topic of 30 year vs. 40 year benchmark on the THDA HOME grant program will also be addressed at a future meeting.

New Business

Don Alexander opened the floor for members input on their organization's activities.

Don Harris reported on a new USDA Rural Development program that is targeted to off-farm labor housing. The first housing complex utilizing this program was recently opened in Morrison, TN. Don Harris stressed the importance of this program and stated that Rural Development is seeking partners to work with UCDD on the program.

In looking back at 2006, the first year for the TSAHC, Don Alexander remarked that this is an evolving organization. Ted Fellman stated that he is encouraged with where we are, and he feels that this partnership can influence positive change. He encouraged members to bring ideas to the table at future meetings.

Don Alexander remarked that the TAHRA "Legislative Day on the Hill" is to be held in March or April. Following discussion, it was agreed that TSAHC would like to partner with TAHRA in making this a more general "Housing Day on the Hill".

Don Harris asked if anyone knew what housing related bills were under review. Discussion followed as to what this committee could do to voice opinions regarding upcoming bills. Wanda Mills suggested formulating a position paper. Lorrie Shearon stated that she could coordinate this effort.

Ted Fellman announced the establishment of the Tennessee Housing Trust Fund. This matching-fund program can be used for rehabilitation and new construction programs for very low-income, elderly, and special needs citizens.

Marla Jackson announced a Modular Industry Show to be held January 17 - 18 in Louisville, KY. She can be contacted for more information and welcomes committee members to attend. Of great interest to affordable housing will be the showcase of technical advancements in the construction of these homes.

The next meeting was then scheduled for Wednesday, March 14, 2007 at 11:00 - 1:00 pm (central time) at the THDA office. THDA has volunteered to provide lunch. Phone conferencing will be available for those who cannot attend in person.

Handouts

- Schedule of Events (Patricia Smith, THDA)
- List of topics under consideration for the 2007 Governor's Summit (Patricia Smith, THDA)
- Community Development Council of Greater Memphis information packet (Emily Trenholm, CDC of Greater Memphis)
- USDA Rural Development news release on Off-Farm Labor Housing program (Don Harris, Rural Development)
- THDA Tennessee Housing Trust Fund (Lorrie Shearon, THDA)

Committees

- Education and Training
 - Ted Fellman
 - Don Harris
 - Terry Cunningham
- Procurement
 - Don Alexander
 - Retha Patton
- Governor's Conference
 - Don Alexander
 - Patricia Chatman
 - Terry Cunningham
 - Jessica Farr
 - Ted Fellman
 - Lorrie Shearon